

**MINUTES**

**OKLAHOMA COUNTY BOARD OF ADJUSTMENT**

**November 18, 2025**

**1:30 p.m.**

The meeting of the Oklahoma County Board of Adjustment convened and was called to order by Mr. Randy Goodman, Chairman of the Board of Adjustment, at 1:30 p.m., in Room 205, Oklahoma County Office Building, 320 Robert S. Kerr. The following individuals were present:

**Mr. Randy Goodman, Chairman**  
**Mr. Cooper Robinson, Vice-Chairman**  
**Ms. Jennifer Arsenault, Member**

Also in Attendance:

**Mr. Erik Brandt, Principal Planner**

Mr. Brandt called roll and a quorum was declared.

**Approval of the minutes of the previous meeting: (October 30, 2025)**

Ms. Arsenault motioned to approve the minutes as submitted. Mr. Robinson seconded the motion. Vote taken: Arsenault – Aye, Goodman – Aye, Robinson - Aye. The minutes of the October 30, 2025 meeting were approved.

**Discussion and possible action for Approval/Denial of a Variance (VA-2025-17) to the Oklahoma County Zoning Regulations.**

Application of: **MARK VANDUKER**

The applicant requested a variance to the 25-foot front building line setback and the 10-foot rear-yard setback on property governed by a PUD (PUD-2003-01). If approved, the applicant would continue construction of an outbuilding with attached garage up to 8 feet into the front building line setback and up to 6 feet into the rear-yard setback. The property in question was approximately .48 acres in size. The following was the site description considered:

**Lot Three (3), Block Two (2), of Cumberland Crossing Section 1, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.**

**Location: 23000 Cove Wood Cir. Edmond, 73025 (County Highway District #3)**

Mr. Brandt presented the staff report and stated that the applicant had a case heard by the Board in May 2025 requesting a 5-foot encroachment to their front building line and a 1-foot encroachment to their rear-yard setback. He added that once construction of the garage began, it was determined that a larger encroachment was needed. He explained that the new request would place the proposed outbuilding 8 feet into the front building line setback and 6 feet into the rear-yard setback. He also added that the utility easement located in the applicant's rear-yard had been vacated.

Mr. Goodman asked if any protests had been received.

Mr. Brandt replied that staff had received no written protests or calls regarding the variance application

Mr. Mark Vanduker, applicant, was present to speak on behalf of his variance application.

Ms. Arsenault asked the applicant if he had spoken with his neighbors.

Mr. Vanduker replied that he had spoken to his neighbor to the south and the one to the east. He added that neither had an issue with the proposed building.

Mr. Robinson asked how the proposed building would be accessed.

Mr. Vanduker stated that a new drive would be constructed off Crossfield Dr.

Ms. Arsenault asked if they would be able to keep most of the trees along their east property line.

Mr. Vanduker answered that one tree had to be removed but is hopeful that they can keep the rest of the trees intact.

Ms. Arsenault motioned to approve the variance application. Mr. Robinson seconded the motion. Vote taken: Arsenault – Aye, Goodman – Aye, Robinson - Aye. The variance application was approved.

**New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

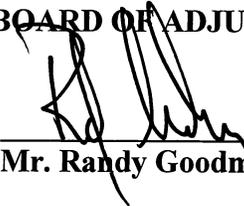
There was no new business.

**Adjournment of Meeting:**

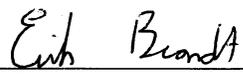
Mr. Robinson motioned to adjourn the meeting. Ms. Arsenault seconded the motion. Vote taken: Arsenault – Aye, Goodman – Aye, Robinson - Aye. The meeting was adjourned at 1:37 p.m.

APPROVED THIS 2<sup>nd</sup> DAY OF December, 2025

**OKLAHOMA COUNTY  
BOARD OF ADJUSTMENT**

  
\_\_\_\_\_  
Mr. Randy Goodman, Chairman

Attest:

  
\_\_\_\_\_  
Erik Brandt, BOA Secretary